

Joel Buthray, MAI

- EMPLOYMENT:** O'HARA-BUTHRAY ASSOCIATES, INC.
Partner
Actively involved in appraising, consulting and reviewing appraisal reports
Worcester, Massachusetts
September 1995 to date
- PATRICK MCMAHON ASSOCIATES, INC.
Associate Real Estate Appraiser
Worcester, Massachusetts
November, 1986 to August, 1995
- GUARANTY BANK AND TRUST
Collections/Credit Analyst
Worcester, Massachusetts
April 13, 1983 to November 7, 1986
- HOUSEHOLD FINANCE COMPANY
Assistant Manager
Worcester, Massachusetts
December, 1981 to April 10, 1983

- EDUCATION:** WORCESTER STATE COLLEGE
Worcester, Massachusetts
Bachelor of Science
Major in Economics, Minor in Philosophy

CONTINUING EDUCATION COURSES

- Appraisal of Owner-Occupied Commercial Properties, 4/16
- Appraisal of Land Subject to Ground Lease, 4/16
- Appraisal of Industrial Incubators, 4/16
- 2014-2015 National USPAP Update Course, 7/15
- Online Analyzing Operating Expenses, 12/12
- Online Advanced Internet Search Strategies, 12/12
- USPAP (7 hr) Outside Provider, 12/12
- The Cost Approach, 11/12
- Appraising & Analyzing Industrial & Flex Buildings, 11/12
- Site Analysis and Valuation, 10/12
- USPAP Update, 12/11
- Analyzing Distressed Real Estate, 4/11
- Appraising Historic Property, 4/11
- Retail Center Analysis for Financing, 4/11.
- Appraisal Curriculum Overview – General, 3/11.
- Appraisal Curriculum Overview – Residential, 3/11.
- Business Practices and Ethics, 3/11.

- USPAP Update, 12/09
- What Commercial Clients Would Like Appraisers to know, 10/07
- USPAP update, 4/07
- Appraising Income Properties, 04/06
- USPAP update, 12/05
- Small Hotel/Motel Valuation, 9/05
- Feasibility, Market Value, Investment Timing, 3/05
- Detrimental Conditions in Real Estate, 1/05
- Uniform Standards of Professional Practice, 11/04
- Business Practices and Ethics, 3/04
- Analyzing Distressed Real Estate, 2/04
- Analyzing Operating Expenses, 01/04
- Support Capitalization Rates, 10/02
- Appraising Income Properties, 4/01
- Commercial Highest and Best Use, 11/00
- Appraisal of Local Retail Properties, 3/99
- Standards of Professional Practice, 11/04
- Standards of Professional Practice, Part C, 5/98
- Standards of Professional Practice, Part B, 3/95

PROFESSIONAL MEMBERSHIPS:

Appraisal Institute, MAI #11326

APPRAISAL EXPERIENCE:

Appraisals and/or feasibility studies of diverse properties for governmental agencies, financial institutions, insurance companies, industrial corporations, attorneys, developers, relocation agencies and individual clients.

TYPES OF PROPERTIES APPRAISED:

Commercial, industrial, unimproved land, churches, apartments, shopping centers, car dealerships, motels, condominium developments, subdivisions, etc.

COURT TESTIMONY:

Bankruptcies, divorces and abatements

MEDIATION WORK:

City of Worcester and Providence and Worcester Railroad

PAST AREAS OF ASSIGNMENT:

Massachusetts, Connecticut, and Rhode Island

CERTIFICATION:

Certified General Real Estate Appraiser
Commonwealth of Massachusetts #929 Expires 5/3/2018

RECERTIFICATION:

As of this date, I have completed the requirements of the continuing education program of the Appraisal Institute.